

District	Tehsil	Locality/ Village and H. B. No.	Area in acres	Rectangle/Killa No.
Gurgaon—contd	Balbhgarh—contd	Mujassar, H. B. No. 79—contd	225.49	51 17; 18; 19; 20; 21; 22; 23; 24; 25; 55 1-1; 10/2/1; 10/2/2; 11/1; 20/2; 21/1; 56 1; 2; 3/1; 3/2; 4; 5; 6/1/1; 6/1/2; 6/2; 7; 8/1; 56 8/2; 9; 10; 11; 12/1/1; 12/1/2; 12/2; 56 13; 14/1; 14/2; 15; 16; 17; 18; 19; 20; 21; 22; 56 23; 24; 25; 26; 67 1; 2/1; 2/2; 3/1; 3/2; 4/1; 4/2; 4/3; 67 4/4; 4/5; 5/1; 5/2/1; 5/2/2; 6; 7/1; 7/2; 67 8; 9; 10; 11; 12; 13; 14; 15; 16/1; 16/2; 17; 67 18/1; 18/2; 19; 20; 21; 22; 23; 24; 25/1; 25; 2; 26 68 1/1/1; 1/1/2; 10/2; 10/3; 11/1; 20/1; 20/2; 68 21/1; 21/2; 769 1, 70 1, 2, 3, 5, 8
Khasra Nos.				104, 108, 101, 107; 87; 96; 106;

The 23rd June, 1971

No. 4963-VDP-71/2836.—In exercise of the powers conferred by sub-section (4) of Section 5 of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan alongwith the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A&B to the Development Plan) at Gurgaon, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

- (1) Drg. No. S.T.P./H/1558/71 .. Draft Development Plan. (P. No. 737)
- (2) Drg. No. S.T.P./H/1277/65 .. Existing Land Use Plan. (P. No. 738)

Annexure 'A'

Annexure 'B'

ANNEXURE A

Explanatory note on the Development Plan of Controlled Area, Gurgaon.

Introduction: The existing town of Gurgaon is situated on the Delhi-Jaipur National Highway at a distance of about 30 Kilometers from Delhi and is in Delhi Metropolitan area.

The population of Gurgaon was 19,000 in 1951, 37,800 in 1961 and the present population is 57,000. Despite the adverse position of water-supply, reasons for Gurgaon attracting a 100 per cent increase in population in one decade seem to have been due to its proximity to Delhi, the rehabilitation colonies set up by the Government and a limited amount of small scale industry attracted to this area by cheap land.

The Delhi Master Plan which was conceived in 1950 suggested the setting up of a ring town at this place of only 48,000 population by 1981. This would have a working force of 5,000 industrial workers and 5,000 Government employees of Central Government offices in Delhi which have to be decentralised. For reasons mentioned above, an estimate of 48,000 population by 1981 no longer holds good.

In view of these considerations, it has, therefore, now been proposed to develop this town for a population of nearly 1 lakh by 1981 and by 1991 for a population of about 1.25 lakhs.

Location of the proposed town:—The existing town is a well established nucleus. Therefore, the proposed town has to be conceived only as an expansion of the existing town. The scope of expansion towards various directions is examined as below:—

- (i) The possibility of urbanisation towards the south is rather limited by the existing bund beyond which there is pending area and the P.W.D. bypass.
- (ii) Towards west i.e. on the Alwar side, the vast area under the existing wireless station of the Defence Department has acted as a barrier for expansion. It is also away from Delhi and the railway station. Further up i.e. on both sides of the road to Manesar village, this area is also not so attractive in the matter of accessibility.
- (iii) Are between palam road and railway line, a major portion of this is occupied by the ammunition Depot., of Defence Department.

Hence we are drawn:—

- (a) to the area between the South of Defence Department land, the existing town and the bund.
- (b) Area between the model town and the railway line.
- (c) the area on the South-East side of Palam Gurgaon Road.

Major Proposals and Land Uses: —

(i) ROAD SYSTEM

The major road of the town will continue to remain the Delhi-Gurgaon-Alwar road with the benefit of the bypass. The Gurgaon bypass alignment as at present under implementation, has been extended towards the Delhi side in extension of its south-east stretch. The proposal of extended bypass takes off near Delhi border on the north-east side of village Dundahera to join the present south-east alignment. This road proposal thus becomes a logical boundary towards the South-East for our area of operation. The proposal to urbanise this area is a very feasible and attractive proposition because of its proximity to Delhi. For the same reason, this area is more vulnerable to haphazard development. The other major road of the town would be the existing model town railway road which will be the feeder for the proposed sectors on both sides. The present access to this road is not very satisfactory, but there is some relief from the parallel railway road. It would have been ideal to provide a direct ring road from the Palam Road to the area near the railway station, but this objective is proposed to be achieved in due course through the main sector roads. The development plan shows only the main road (and not internal sector roads). They have been classified as under:—

- (i) V-I road the bypass-the width acquired by the P.W.D.
- (ii) V-2 roads.
 - (a) the existing portion of the Delhi Alwar road passing through the town. } 30 M where new development is to take place other existing with.

- | | | |
|--|---|--|
| (b) roads connecting the proposed town with the surrounding area other than V-1 roads. | } | Existing width. |
| (iii) V-3 roads. | | |
| (a) the model town railway road | } | 30 M where new development is to take/taking place otherwise existing width. |
| (b) the proposed periphery roads around the sectors | | |
| | | 30 M width. |

The development plan also shows some of the existing main roads of the town which have been shown as they are existing within the built up areas.

(E) **Extent of areas under major land uses:**—The provision of major land uses in the development plan of controlled area is as under:

1. Residential.	2,700 acres
2. Industrial	1,650 acres.
3. Commercial (city centre and Commercial belts).	200 acres.
4. Warehouses and wholesale markets.	30 acres.
5. Major open spaces.	
(a) Town Park.	105 acres.
(b) Green belts.	380 acres.
6. Institutional zone.	150 acres.

(C) **Special zone:**—There are about four pockets of land in the ownership of the Ministry of Defence for various uses. They have been shown as reserved for use of the Defence Department and named as special zone.

(D) **Rural Zone and Non-conforming uses :—**

The remaining area surrounding the urbanisation proposals which is predominantly agricultural or rocky is proposed to be preserved as a rural zone. A rural zone will not, however, eliminate essential building development within this area in connection with the provision of ancillary facilities required for the maintenance and improvement of rural area, or at specified places, quarrying and stone crushing operations provided they are at least 30 M away from the main road,

Where an industry of other building exists (with valid sanction) or prior to the notification of this area as a controlled area, such buildings will continue to exist as non-conforming use viz an existing use of land or building contrary to the major land use contemplated for that part of the area.

ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They will also very elaborately detail out allied an ancillary uses which will be permitted in the various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ZONING REGULATIONS

Governing use and development of land in the Controlled Area around Gurgaon as shown in drawing No. STP.H/1558/71.

I. General.—(1) These Zoning regulations, forming part of the Development Plan for the Controlled Area around Gurgaon shall be called Zoning Regulations of the Development Plan for the Gurgaon Controlled Area.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plans and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder :

II. Definitions.— In these regulations :—

- (a) 'Approved' means approved under the Rules.
- (b) 'Building Rules' means Rules contained in Part VII of the Rules.
- (c) 'Drawing' means Drawing No. STP/1558/71.
- (d) 'Floor area Ratio' (FAR) means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or abnoxious noise, smoke, gas fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power and other means except solid fuel.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing, aerated waters atta chakies with powers, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils shoe making and repairing, fuel depots, etc. provided no solid fuel is used on them.
- (h) 'Material date' means the 10th day of July, 1964 in respect of land within the controlled Area notified under section 4 under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 *vide*,—Punjab Government notification No. 2319—2TCP—64 dated the 3rd July, 1964.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours.
- (j) 'Non-conforming use' in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for the part of the area in the Development Plan.
- (k) 'Public Utility Buildings' means any building required for running of public utility services, such as water supply, drainage, electricity, post and telegraph & Transport and for any municipal services including a fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (m) 'Sector Density' and 'Colony Density' shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation (a) In this definition the 'Sector Area' or 'Colony Area' shall mean the areas of the sector or of colony, as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(b) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (n) 'Site Coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site,
- (o) The terms 'Act', 'colony', 'Colonizer' 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and
- (p) in case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major land uses/zones.—(1) For purposes of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and be designated as such:—

- (i) Residential zone.

- (ii) Industrial zone.
- (iii) General Business-cum-Commercial-Cum-Civic Zone.
- (iv) District Centre.
- (v) District offices and Institutional zone.
- (vi) Wholesale marketing and Warehousing zone.
- (vii) Major Open spaces.
- (viii) Reservations for major roads.
- (ix) Special zone.
- (x) Rural zone.

IV. *Division into sectors.*—Major land uses mentioned at Serial Nos. (i) to (v) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown, bounded by the major road reservations, and each sector shall be designated by the number as indicated on the drawing.

V. *Detailed land uses within major uses.*—Except as provided in Regulation X, main ancillary and allied uses, which, subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zone, are listed in Appendix A sub-joined to these regulations.

VI. *Sectors not ripe for development.*—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction or that land is situated within 1000 yds. periphery of the Special Zone.

VII. *Sectors to be developed exclusively through Government enterprise etc.*—(1) Change of land use and development in Sectors which are the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve, at any time any other sector for development exclusively by it or by the agencies mentioned above.

VIII. *Land reservation of major roads.*—(1) Land reservation of major roads shall be as under:

- (i) V-1 road—the bye pass width as acquired by PWD plus 100 meter green belt on either side as required u/s 3 of the Act.
- (ii) V-2 roads—
 - (a) the existing portion of the Delhi Alwar Road passing through the town. 30 M. where new development is to take/taking place otherwise existing width.
 - (b) Road connecting the town with the surrounding area other than V-1 road. Existing width.
- (iii) V-3 roads
 - (a) the model town Railway road. 30 M. where new development is to take/taking place otherwise existing width.
 - (b) the proposed peripheral road around the sectors. 30M width.

(2) Width and alignment of other roads shall be as per Sector plans or as per approved layout plans of colonies.

BUILDING RESTRICTIONS

IX. *The development to conform to sector plan and zoning plan.*—Except as provided in regulation X, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

X. *Industrial non-conforming uses*:—With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned;

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

XI. *Discontinuance of non-conforming uses*:—(1) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be rounded or developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its production values by fire, floods, explosion, earth quake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming uses.

Subject to (1) and (2) above the existing non-conforming industries shall be required to be shifted to industrial Zone in the adjoining Sonapat Controlled Area as per time schedule below and after that the land shall be allowed to be redeveloped for conforming use only.

Time Schedule for Non-conforming uses:—Industrial uses:

Condition for Moratorium	Noxious Industries No. of years	Nuisance Industries No. of years	Non-nuisance Industries No. of years
1	2	3	4
Industries with No. of regarding employees 1 to 19, with production floor space per worker 50 sq. ft. and below and capital value less than one lakh	3	4	6
No. of regarding employees between 20 to 99 (additional years)	..	1	2
No. of regarding employees 100 & above (additional years)	..	1	2
Production floor space per worker between 51 to 100 sq. ft. (additional years)	..	1	2
Production floor space per worker of over 100 sq. ft. (additional years)	..	1	2
Capital value between one and five lakhs (additional years)	1	1	2
Capital value above five lakhs (additional years)	1	1	4
Maximum No. of years	5	10	20

Note:—1. Time is given on each count listed in the table and is cumulative in the order given in Table.

2. Noxious and hazardous industry is that "which is or may be dangerous to life or injurious to health or property" caused by fumes, effluent, or smoke or by producing or storing inflammable materials.

3. Nuisance industry is that 'which causes or is likely to cause injury, danger annoyance or offence to the sense of sight, smell or hearing or disturbance to rest or sleep.
4. Capital value is cost of land, structure and machinery allowing for depreciation on the date of sanctioned Master Plan.
5. The employment noted in table is for industry using power for industry not using power in the employment is to be taken as double.

XII *Density size and distribution of plots*:—Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation followed to either side of the prescribed sector density.

XIII. *Individual sites to form part of approved layouts or zoning plans*:—No permission for erection or re-erection of building on a plot shall be given unless -

- (i) the plot forms a part of an approved colony or zoning plans, and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XIV. *Minimum size of plots for various types of buildings*:—(1) The minimum size of the plots for various types of uses shall be as below:—

(i) Residential plot	125 sq. yards
(ii) Residential plot in subsidized industrial housing or slum dwellers housing schemes approved by the Government	90 yards
(iii) Shop-cum-residential plot	125 yards
(iv) Shopping booth including covered corridor or pavement in front	20 yards
(v) Local service industry plot	250 yards
(vi) Light Industry plot	1000 yards
(vii) Medium industry plot	2 acres

(2) The minimum area under a group housing estate shall be one acre.

XV. *Site coverage, height and bulk of buildings under various types of buildings*:—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XVIII, be as under:—

Type of use	Maximum coverage on ground floor	Maximum floor Area Ratio
(i) Group Housing	33½%	150%
(ii) Government offices	25½% (including parking and Garages)	150%
(iii) Commercial plots within Central Business Zone	50% if air conditioning is not done 75% if air conditioning is done	150% 125%
(iv) Warehousing	75%	150%

XVI. *Building lines in front side and rear of buildings*:—These shall be provided in accordance with rules 51, 52 & 53.

XVII. Architectural Control:—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVIII. Relaxation: In the case of any land lying in Rural Zone, Government may relax the provisions of this development Plan:

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) for use of land as an individual site (as distinct from and industrial colony) provided that—
 - (i) the land was purchased prior to the material date.
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
 - (iii) the owner of the land secures permission for building as required under the rules.
 - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportion charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lessess title such as agreement to purchase etc.

XVIII Provision of Farm House *abadi deh* in Rural Zone—A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectre and on the following conditions:—

Size of farm	Maximum coverage of farm house	Maximum height and storey
0.4 to 1.2 hectares	45 sq. meters.	Single storey 6 meters
above 1.2 hectares	135 sq. meters.	Ditto

Minimum set back for dwelling which shall be—

- (a) 15 M from any boundary line of property.
- (b) 30 M from any village road.
- (c) 60 M from any state road connecting the town
- (d) 300 M from any National Highway and scheduled roads.
- (e) 400 M from any byepass.

XIX. Relaxation of Development Plan:—Government in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

Dated Chandigarh, the
23rd June, 1971.

M. L. BATRA,
Financial Commissioner (Revenue),
and Secretary to Haryana,
Town and Country Planning Department.

APPENDIX 'B'

Residential Zone—

- (i) Residence
- (ii) Boarding houses
- (iii) Social Community, religious and recreative buildings
- (iv) Public utility buildings
- (v) Educational buildings all types of schools and where necessary colleges
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local service industries
- (xi) Petrol filling stations and service garages.
- (xii) Bus stands and Bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw stands
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local need of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

Industrial Zone—

- (i) Medium industry
- (ii) Light industry
- (iii) Local service industries
- (iv) Warehousing and storage
- (v) Public utility buildings community recreative and social buildings retail shops
- (vi) Parking, loading and unloading areas
- (vii) Bus stops, taxi, tonga and rickshaw stands
- (viii) Petrol filling station and service garages

As required for the local need of the area and as per sites shown on the sector plans and/or on the approved plan of the colony

General Business-cum-Commercial-cum-Civic Zone —

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and covered storage
- (vi) Local service industry
- (vii) Civic, cultural, social and community buildings
- (viii) Local and Government Offices
- (ix) Public utility buildings
- (x) Petrol filling station and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiii) Fish and Fruit and other wholesale markets.
- (xiv) Any other use which Government in public interest may decide.

As per sites shown on the sector plans and zoning plans

District offices and Institutional Zone.—

Colleges or major educational institutions required for the town as a whole including all necessary uses incidental to such buildings set up by the Government or a Government undertaking or a public authority or a semipublic organisation approved by the Government and for the extension of district offices.

Wholesale Marketing and Warehousing Zone.—

- (i) Wholesale markets, wholesale and retail shops and storages.
- (ii) Business offices and restaurants.
- (iii) Residence if located in the first or higher floors.
- (iv) Public utility buildings.
- (v) All accessory uses clearly incidental to above, including petrol filling stations, service garages, trucks stands, etc.

Uses strictly prohibited.—

Storage of petroleum and other inflammable material.

Major open spaces.—

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwellings for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area, i. e. parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.

Special Zone:—

Existing use of land and ancillary buildings for the Defence Department.

Rural Zone.—

- (i) Agricultural horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi Deh.
- (iii) Farm houses outside Abadi Deh subject to restrictions as laid down in regulation XVIII.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under project approved or sponsored by the Central or State Government.
- (v) Milk-chilling stations and pasteurization plants.
- (vi) Bus and Railway stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainages, irrigation and Hydro-electric works.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Cremation and burial grounds.
- (xiii) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites and that none of these operations are sited within 1,000 ft. of the edge of right of way of any V1, V2 and V3 roads.

At approved sites and with special permission of the Director.

(Sd.)

G No. 28

13 July 1971 737

G NO. 28

13, July, 1971 738

MAP